

**THIS INSTRUMENT PREPARED BY:**

**Champions Funding, LLC**  
365 E. Germann Road, Suite 140  
Gilbert, Arizona 85297

**WHEN RECORDED, RETURN TO:**

Miami 555, LLC  
1688 Meridian Ave, 7<sup>th</sup> floor  
Miami Beach, FL 33139

Loan No. 12022050093  
MIN 10163380000008239  
MERS Tel: (888) 679-MERS  
Property ID No.: 11-3205-001-0590

**ASSIGNMENT OF MORTGAGE**

For value received, Champions Funding, LLC, having an address at 365 E. Germann Road, Suite 140, Gilbert, Arizona 85297 ("Assignor"), hereby grants, assigns and transfers to Miami 555 LLC, having an address of 1688 Meridian Ave, 7<sup>th</sup> floor, Miami Beach, FL 33139 ("Assignee"), all of the undersigned's rights, title and interest in and to that certain Mortgage, Assignment of Leases and Rents, Fixture Filing, and Security Agreement, together with that certain Secured Note in the amount of \$2,275,000.00, each dated June 24, 2022, executed by Eclipse Home Design LLC, a Delaware limited liability company ("Borrower"), in favor of Champions Funding, LLC, which was recorded on June 27, 2022, as Instrument Number 20220515421 in the Recorder's Office of the County of Miami-Dade, State of Florida (the "Mortgage"), against:

The real property located in the City of Miami Shores, County of Miami-Dade, State of Florida, described as follows:

SEE EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF,

commonly known as 9125 N Bayshore Dr, Miami Shores, Florida 33138 (the "Mortgaged Property");

Together with all of Assignor's rights, title and interest in and to the Secured Note therein described or referred to, the money due and to become due with interest, and all rights to accrue under said Mortgage, and all Loan Documents (as defined in the Loan Agreement) executed concurrently therewith.

The undersigned Assignor has independently and contemporaneously executed that certain Allonge to Secured Note assigning and transferring to Assignee, all of the Assignor's right, title and interest in and to the Secured Note which is secured by the Mortgage.

**[SIGNATURES FOLLOW]**

Dated: 3-22-23

ASSIGNOR:

CHAMPIONS FUNDING, LLC

By: [Signature]  
Name: Natalie Verreche  
Title: President

WITNESSES:  
[Signature]  
Print: Summer Hertl  
[Signature]  
Print: Lauren Cushing

Arizona  
STATE OF ~~FLORIDA~~  
COUNTY OF Maricopa :

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization,  
this 3/22/2023 by Natalie Verrette, of Champions Funding, LLC,  
(date) (name of member, manager, officer or agent) (name of company)  
a Arizona limited liability company, on behalf of the company, who is personally known to  
(state or place of formation)  
To me or has produced FL Drivers License as identification.  
(type of identification)

Angella Holmes  
(Signature of person taking acknowledgment)

Angella Holmes  
(Name typed, printed or stamped)

Notary  
(Title or rank)

(Serial number, if any)

[Notary Seal]



**ANGELLA HOLMES**  
Notary Public - Arizona  
Maricopa Co. / #589323  
Expires 10/15/2024

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF PROPERTY**